



# **CITY OF COLUMBIA PLANNING COMMISSION**

**October 7, 2019**

**Regular Session 5:15 P.M.**

**City Hall • 3rd Floor, Council Chambers**

**1737 Main Street • Columbia, SC**

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**RICHARD COHN • BRIAN DOLPHIN • JAMES FROST II • LATRELL HARTS • APRIL JAMES •  
ISA MANDELL • DALE STIGAMIER • FORD TUPPER • CRAIG WAITES**

**PRIOR TO ENTERING COUNCIL CHAMBERS, PLEASE TURN ALL ELECTRONIC DEVICES  
(CELL PHONES, PAGERS, ETC.) TO THE SILENT, VIBRATE, OR OFF POSITION.**

## **I. CALL TO ORDER/ROLL CALL**

## **II. CONSENT AGENDA**

### **Approval of Minutes**

1. Approve [August 5, 2019 Minutes](#)
2. Approve [September 9, 2019 Minutes](#)

### **Comprehensive Plan Map Amendment & Zoning Map Amendment for Pending Annexation**

1. [ANNEX-2019-0018: 118 Woodcreek Ridge Drive; TMS# 25716-02-03](#); request recommendation to annex, assign land use classification of Urban Edge Residential Small Lot (UER-1) and assign zoning of Planned Unit Development - Residential District (PUD-R). The property is currently classified as Neighborhood (Medium Density) and zoned PDD by Richland County.
2. [ANNEX-2019-0019: 4.91 acres Woodcreek Farms Road and +/- 0.17 acres, W/S Woodcreek Farms Road; TMS# 25800-03-47 and 25800-03-28](#); request recommendation to annex, assign land use classification of Neighborhood Activity Corridor (AC-1) and assign zoning of Planned Unit Development - Residential District (PUD-R). The property is currently classified as Neighborhood (Medium Density) and zoned PDD by Richland County.

### **Comprehensive Plan – Future Land Use Map Amendment**

3. [LUMA-2019-005: 5640 Old Forest Drive, TMS #16710-01-02](#); request to amend Chapter 8.3 of The Columbia Plan 2018 – Future Land Use Map to modify the land use classification from Fort Jackson (SD-6) to Urban Edge Activity Regional Center (UEAC-2).

### **Zoning Map Amendment**

4. [\*\*ZMA-2019-0011: 5640 Old Forest Drive, TMS #16710-01-02\*\*](#); request to rezone the parcel from Single-Family Residential District, Fort Jackson 3000' Buffer (RS-1,-FTJAX) to General Commercial District, Fort Jackson 3000' Buffer (C-3, -FTJAX).
5. [\*\*ZMA-2019-0012: 409 and 411 Graymont Avenue, TMS# 11313-17-06\*\*](#); request to rezone the parcel from General Residential District (RG-2) to Office and Institutional District (C-1).

### **III. REGULAR AGENDA**

#### **Major Amendment to a Planned Unit Development**

6. [\*\*ZMA-2019-0010: 7743, 7749 and 7801 Garners Ferry Road, 2 Acres Garners Ferry Road, 1.4 acres Garners Ferry Road, 7.31 acres Garners Ferry Road, 7831 Garners Ferry Road, 7841 Garners Ferry Road, 1.12 acres S/S Garners Ferry Road, 46.42 acres S/S Pineview Drive, 63.38 acres B/S Pineview Drive, 609 Clif Kinder Road, 6.26 acres Clif Kinder Road and Corner Wind Lane, 105-225 Council Loop, 312-441 Council Loop, 501-637 Scribes Lane, 1-8 Silage Court, 105 Trading Path Lane, 110 Trading Path Lane, 105-138 Holstein Lane, 1.46 acres Holstein Lane, 103, 107, 111, 115, 119, 123, 127, 131, 135, 139, 143, 147, 151, 155, 159, 163 Beacons Field Road, .14 acres Hay Meadow Lane, 210, 211, 215, 219, 223, 227, 231, 235, 239, 243 Beacons Field Road, .20 acres SE/S Beacons Field Road, .28 acres S/S Beacons Field Road, 300, 304, 308, 312, 316, 317, 320, 321, 324, 325, 328, 329, 332, 333, 336 Beacons Field Road, .06 acres SW/S Beacons Field Road, .04 acres Hay Meadow Lane, 102-160 Jersey Lane, 12 Hay Meadow Lane, 109, 113, 117, 121, 125, 129 Hay Meadow Lane, 132-157 Hay Meadow Lane, 52, 56, 60, 64, 68, 72, 76, 80, 84, 88 Salers Lane, .11 acres SW/S Salers Lane; TMS#: 19100-06-01 to -22, 19101-01-01 to -05, 19101-02-01 to -04, 19101-03-01 to -09, 19101-04-01 to -17, 19101-06-01 to -11, 19101-07-01 to -07, 19101-08-01 to -10, 19101-09-01 to -06, 19004-01-01 to -21, 19004-02-01 to -08, 19004-03-01 to -07, 19004-04-01 to -04, 16313-02-01 to -09, 16313-03-01 to -19, 16313-04-01 to -10, 16313-05-01 to -20, 16313-06-01 to -42, 16313-07-01 to -07, 16313-08-01 to -14, 16313-09-01 to -04, 16313-10-01 to -27, 16313-11-01 to -02, 16313-12-01, 16216-02-01 to -05\*\*](#); Request a major amendment to a Planned Unit Development – Large Scale District (PUD-LS) and Planned Unit Development – Large Scale District, -Flood Protective Area where applicable (PUD-LS, -FP where applicable).

### **IV. OTHER BUSINESS**

7. [\*\*Adoption of Revised Planning Commission Rules and Procedures\*\*](#)

### **V. ADJOURN**

#### **MEETING FORMAT**

Applicants with requests before the Planning Commission are allotted a presentation time of 10 minutes. This time should include but is not limited to an overview of the project, case history, and any pertinent meetings held regarding the request. This time also includes all persons presenting information on behalf of the applicant such as attorneys, engineers, and architects. This time limit does not include any questions asked by the Planning Commission or staff regarding requests. Members of the general public are given the opportunity to address their concerns in intervals of 2 (two) minutes. The Planning Commission reserves the right to amend these procedures on a case-by-case basis.

#### **CONSENT AGENDA**

The Planning Commission uses the consent agenda to approve non-controversial or routine matters by a single motion and vote. Examples of such items include approval of site plans, annexations, and street names. If a member of the Planning Commission or the general public wants to discuss an item on the consent agenda (at the

beginning of the meeting), that item is removed from the consent agenda and considered during the meeting. The Planning Commission then approves the remaining consent agenda items.

#### **PUBLIC MEETING ACCOMODATIONS**

It is the policy of the City of Columbia that all City-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA, please call the City's ADA Coordinator at (803) 545-3009 or e-mail [Gardner.Johnson@columbiasc.gov](mailto:Gardner.Johnson@columbiasc.gov) as soon as possible but no later than 48 hours before the scheduled meeting or event to request an accommodation.